083.0	0008	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	650,800 / 650,800
					USE VALUE:	650,800 / 650,800
					ASSESSED:	650,800 / 650,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEINSTEIN DEBRA M
Owner 2:	
Owner 3:	
Street 1:	60 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WEINSTEIN RICHARD -
Owner 2:	WEINSTEIN DEBRA M -
Street 1:	62 NEWLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,986 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1460 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3986.000	266,100	7,000	377,700	650,800
Total Card	0.092	266,100	7,000	377,700	650,800
Total Parcel	0.092	266,100	7,000	377,700	650,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 445.91 | /Parcel: 445.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 52588

GIS Ref

GIS Ref

Insp Date 08/10/18

!6827!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,100	7000	3,986.	377,700	650,800	650,800	Year End Roll	12/18/2019
2019	101	FV	215,500	7100	3,986.	372,300	594,900	594,900	Year End Roll	1/3/2019
2018	101	FV	215,500	7100	3,986.	286,000	508,600	508,600	Year End Roll	12/20/2017
2017	101	FV	215,500	7100	3,986.	269,800	492,400	492,400	Year End Roll	1/3/2017
2016	101	FV	215,500	7100	3,986.	248,200	470,800	470,800	Year End	1/4/2016
2015	101	FV	203,100	7200	3,986.	232,000	442,300	442,300	Year End Roll	12/11/2014
2014	101	FV	203,100	7200	3,986.	213,700	424,000	424,000	Year End Roll	12/16/2013
2013	101	FV	203,100	7200	3,986.	213,700	424,000	424,000		12/13/2012

PRINT

Date	Time
12/10/20	21:32:26

LAST REV

Date	Time
04/30/19	15:06:12

apro

TAX DISTRICT

PAT ACCT. 6827

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEINSTEIN RICHA	49328-490		4/23/2007	Family		No	No		
	13716-404		6/1/1979		58,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/1994	542	Manual	2,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	Missed Appt.	CC	Chris C
8/10/2018	MEAS&NOTICE	BS	Barbara S
2/13/2009	Measured	294	PATRIOT
1/12/2000	Meas/Inspect	163	PATRIOT
8/6/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	52588
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3986		Sq. Ft.	Site		0	70.	1.35	6									377,707						377,700	

Total AC/HA:	0.09151	Total SF/SM:	3986	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 377,707	Spl Credit	Total: 377,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361510
Depreciation:	95439
Depreciated Total:	266071

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

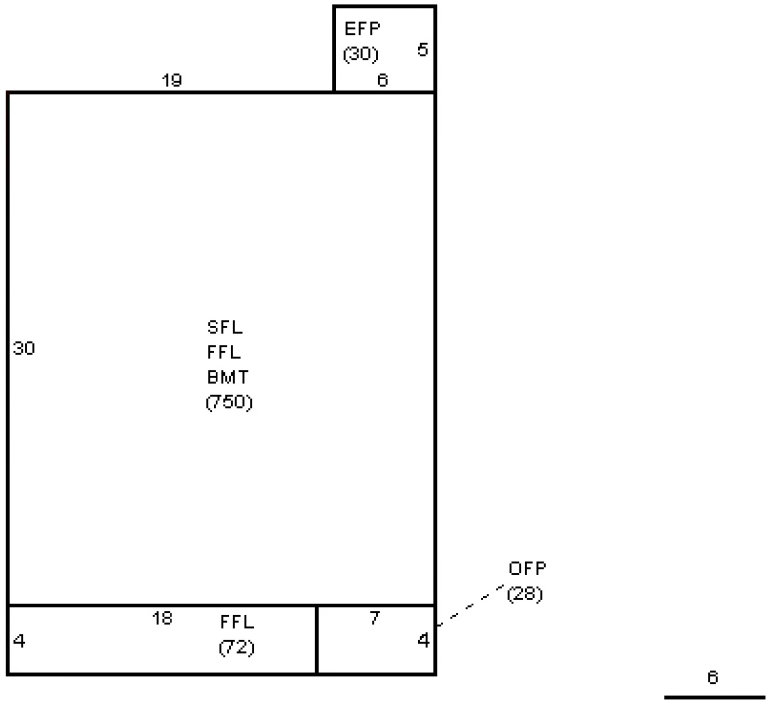
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	117.33
Final Total:	266100	Val/Su SzAd	182.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	822	175.480	144,247
BMT	Basement	750	52.640	39,484
SFL	Second Floor	638	175.480	111,870
EFP	Enclos Porch	30	72.590	2,178
OFP	Open Porch	28	44.000	1,232

Net Sketched Area:	2,268			Total:	299,011
Size Ad	1459.5	Gross Are	2380	FinArea	1460

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0008-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	101			5,100			5,100
22	Wood Deck	D	Y	1	16X16	A	AV	1990	9.91	T	23.2	101			1,900			1,900

More:	N	Total Yard Items:	7,000	Total Special Featues:		Total:	7,000